

VLR - 12/5/01
NRHP 3/25/02
OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

Historic name Monterey High School

Other names/site number Highland High School, Monterey Elementary School, Highland Elementary School, Highland Center, VDHR # 262-0082

2. Location

Street & number Spruce Street, 1/2 mile south of U.S. Route 250 Not for publication N/A

City or town Monterey vicinity N/A state Virginia

Code VA county Highland code 091 zip 24465

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility ~~meets~~ the documentation standards for registering properties in the National Register of Historic Places and ~~meets~~ the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)


Signature of certifying official
Virginia Department of Historic Resources
State of Federal agency and bureau


Date

In my opinion, the property does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Entered in the National Register
See continuation sheet

Determined eligible for the
National Register

See continuation sheet
Determined not eligible for the
National Register

Removed from the National Register

Other (explain):

Signature of Keeper _____

Date of Action _____

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Current functions (Enter categories from instructions)

| | |
|--------------------|-------------------|
| Cat: <u>SOCIAL</u> | Sub: <u>Civic</u> |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

7. Description

Architectural Classification (Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS
Classical Revival

Materials (Enter categories from instructions)

| | | |
|------------|--------------|-------------------------|
| Foundation | <u>STONE</u> | <u>Garnet Sandstone</u> |
| Roof | <u>METAL</u> | <u>Tin</u> |
| Walls | <u>STONE</u> | <u>Garnet Sandstone</u> |
| Other | <u>WOOD</u> | |

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register Listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.

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- E a reconstructed building, object or structure
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

EDUCATION
ARCHITECTURE

Period of Significance

1922-1951

Significant Dates

1922

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder Virginia State Board of Education (Design)
Puffenbarger, Luther Wayne (Builder)

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- Preliminary determination of individual listing (36 CFR 67) has been requested.
- Previously listed in the National Register
- Previously determined eligible by the National Register
- Designated a National Historic Landmark
- Recorded by Historic American Buildings Survey # _____
- Recorded by Historic American engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

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Name of repository: Highland County School Board Offices

10. Geographical Data

Acreage of Property 2

UTM References (Place additional UTM references on a continuation sheet)

| | <u>Zone</u> | <u>Easting</u> | <u>Northing</u> | | <u>Zone</u> | <u>Easting</u> | <u>Northing</u> |
|---|-------------|----------------|-----------------|---|-------------|----------------|-----------------|
| 1 | <u>17</u> | <u>623380</u> | <u>4252000</u> | 2 | <u></u> | <u></u> | <u></u> |
| 3 | <u></u> | <u></u> | <u></u> | 4 | <u></u> | <u></u> | <u></u> |

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Parcel 1 on attached plat titled Plat of Division of Former Highland County Elementary School Property, dated January 27, 1998 by Jeffrey Hiner, Land Surveyor. Plat is referenced in Deed Book 109, p. 552 and is found in Plat Drawer 3 in the Clerk's Office in the Circuit Court of Highland County, VA.

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

The boundary is the current parcel that includes the school and front lawn that have historically been a part of the property and that maintain historic integrity. The parcel to the east of the school parcel has been excluded since it is no longer a part of the property and since it contains four noncontributing temporary modular classroom buildings.

11. Form Prepared By

Name/title: William T. Frazier (with assistance of Highland Center staff & volunteers)

Organization: Frazier Associates Date 8/9/01

Street & Number: 213 North Augusta Street Telephone 540-886-6230

City or Town: Staunton State VA Zip Code 24401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (check with the SHPA or FPO for any additional items)

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Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name Betty Mitchell, Executive Director, The Highland Center

Street & Number: P. O. Box 556 Telephone 540-468-1922

City or Town: Monterey State VA Zip Code 24465

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Continuation Sheet

Monterey High School
Town of Monterey
Highland County, VA

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Summary Description

The Monterey High School is a one-story, early-twentieth-century school faced in sandstone and resting on a raised basement foundation. Its symmetrical façade and prominent entry portico reflect its Classical Revival style, which was very popular for educational buildings throughout the state. Its exterior walls are constructed of garnet sandstone, a native material quarried from a nearby farm. The multiple hipped roof is covered with standing-seam metal. Classrooms are organized around the double-height central auditorium and gymnasium that projects through the roof and is lit by a series of surrounding clerestory windows. The raised basement has housed classrooms, restrooms, a kitchen and dining room through the years. Woodwork consists of very simple flat surrounds for the most part, along with five-panel interior doors. Tongue-and-groove wainscoting lines the walls of the auditorium. Large double-sash windows are arranged in groups of three to provide light to classrooms.

The two-acre site of the school is located on Spruce Street at the edge of the village of Monterey. The building nestles against a hill at the rear of the site and looks out over an open grassy front lawn to Jack Mountain to the east. While much of the interior remains in very original condition, there have been changes over the years including the installation of various dropped ceilings, fluorescent light fixtures and artificial paneling. Several small functional additions have been added to the rear of the school throughout the twentieth century. Also the original retaining wall behind the building was replaced with a new concrete wall when the structural integrity of the old wall was questioned. The building is in fair condition but has suffered from deferred maintenance in recent years.

Detailed Description

The Monterey High School, now known as the Highland Center, is located on the southwestern edge of the picturesque and historic Town of Monterey in Highland County, Virginia. The town and local historic district boundaries actually bisect the site and building. The Classical Revival-style building was based on a standard statewide eight-room school plan and was constructed in 1922. The structure is located to the rear of the lot due to the fact that there was an earlier school on the site. After the new school was constructed the old building was taken down. The original

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site also included a parcel to the east that was later filled with four modular classrooms but is not a part of the current property.

The present two-acre site consists of a U-shaped driveway surrounding the spacious front lawn of the school. This large green space contains a set of concrete stairs that lead to driveway directly in front of the entrance portico. The lawn slopes down to

Spruce Street where the edge of the property is separated from the sidewalk by a stepped low wall constructed of the same stone as the school. A chain link fence has been added to the front of the property as a part of a baseball field and a small basketball court remains in the northwest corner of the lawn. A seasonal farmers market is currently located under canvas tents on the southwestern edge of the site. The driveway extends along both sides of the building and to a rear wing entry. There are approximately twenty paved parking spaces on the property. A massive retaining wall constructed of dry laid stone and concrete exists behind the building. The original wall was removed in the early 1990s because of poor structural condition and the present wall was installed after an additional part of the hillside was carved out to increase the level area behind the school.

This classically based schoolhouse design was used widely in Virginia in the early twentieth century and consists of a double-height central auditorium surrounded by one-story classroom appendages, all resting on a raised foundation containing a basement. The roof composition consists of a shallow hipped roof on the auditorium with hipped forms used on the wings as well; only the portico has a gable roof. The entire roof is standing-seam metal and much appears to be original to the building with the exception of parts of the lower roof that were reportedly replaced in the 1970s. The pivoting six-light clerestory windows that light the auditorium are arranged in sets of three. The existing skylights over the classroom areas remain but have been covered in recent years. There are two masonry chimneys that serve the building as well as roof ventilation stacks with turbines on the top that are no longer operating.

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The three-bay facade consists of two side classroom wings with the central entry portico. Pairs of Roman Doric columns support the simple three-part entablature and shallow pediment in this composition. Under the portico is the recessed entry that consists of a pair of doors with glass lights, a transom and sidelights, all capped with a simple cornice. Side stairs that are hidden behind the foundation wall of the portico provide access. The fenestration of the facade consists of compositions of three nine-over-nine, double-sash windows lighting the rooms flanking the portico in the central bay as well as in each end bay. Secondary front entrances, covered with small flat roofed porticos, are located at the ends of the projecting central bay portico and provide direct access to spaces in the central and end bays. A concrete water table separates the basement from the main floor. The exterior of the building consists primarily of solid masonry walls of garnet sandstone that is locally known as red rock. It was quarried from the John Hevener farm on the east face of nearby Monterey Mountain.

The north side elevation continues many elements from the facade including compositions of three nine-over-nine light, double-sash windows for each of the three classrooms. Also a set of concrete stairs leads to outside entrances to the two rear classrooms. The one-story portico with its Roman Doric columns supports a shallow hipped roof over these entries. The south side elevation has the same elements described above. Basement fenestration on both side elevations generally consists of groups of nine-light casement windows located to align with the main floor windows directly above. Later alterations to the side elevations include exterior doors added to gain access directly to the basement. Also there is a classroom addition on the main level at the northeast corner that is faced in unpainted block and dates from 1966. A roof shelter also was added that provides a cover for the ramp that leads down to the cafeteria on the lower level. The rear elevation has seen the most alterations with a cinderblock addition (c. 1953) built off of the auditorium consisting of an elevated stage with a small office on each side. In 1985 a plywood sheathed storage room was added to the existing addition.

The building structure typically consists of wood joists and rafters bearing on masonry walls. The bearing walls consist of the exterior walls along the east and west sides of

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the building. Two interior bearing walls run parallel to these exterior walls. In the upper floor, the bearing walls serve to separate the classroom areas on the north and south sides of the building. The perimeter walls of the multipurpose auditorium are also load bearing. The lower level floor is a slab on grade.

The main staircase consists of a broad set of centrally placed stairs proceeding a half flight to the main level. The rectangular balusters and capped newels are made of fir and are stained in a natural shade. On either side of this stair is a single flight of stairs leading to the basement level. Painted, tongue-and-groove wainscoting line these passages. The double height auditorium and gymnasium is entered from the main staircase and consists of a large square open space with a raised stage on the west side of the room. Clerestory windows provide light on all four elevations. The floor is maple and the plaster walls are covered with acoustical tiles. The original classroom spaces on the first floor are pleasant rooms with tall ceilings, large windows and wood floors. The walls are typically finished with plaster and many blackboards remain in their original locations. Some of the original wood floors have been covered with vinyl tile or carpet. Most of the ceilings have been covered with acoustical ceiling tile. The large double hung windows provide natural light to the original classroom spaces; however, the existing skylights over the classroom areas have been covered up and are no longer in use. Many of the original five-panel doors with their natural finish remain throughout the building. The spaces within the basement appear to have served a variety of uses over the years. The original drawings show only furnace and fuel rooms in the front section along with restrooms while it appears that the remaining area of the basement was not used. At some point the furnace and fuel rooms were relocated to the rear of the basement, possibly during construction, in order to convert the front rooms to additional classes. Furthermore, it appears that the additional spaces on the north and south sides of the basement were designated as girls and boys playrooms at the same time. Subsequently, the boys' playroom on the north side of the basement was converted into a kitchen and dining space and the rear area of the girls' playroom on the southwest corner became a walk-in freezer for the kitchen. Both sets of bathrooms retain many of their original fixtures. Other spaces have been altered over the years with the addition of vinyl tile flooring and dropped ceilings. In recent years the kitchen has been upgraded and the existing coal-fired boiler has been replaced with an oil-fired boiler.

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Statement of Significance

The isolated mountain village of Monterey is located in Highland County in the extreme western part of the state. The Monterey High School, constructed in 1922, represented a new educational era in Virginia when the state created architectural plans and provided financial assistance in guaranteeing the bonds for the project and many other similar ones throughout the commonwealth. Its Classical Revival style reflects the popularity of using Greek and Roman forms and designs for public buildings in the early twentieth century. The well organized plan provided for all the functions needed for a progressive education of the era. The classrooms all opened directly outside and to the central auditorium as well. This imposing space provided room for assemblies, performances and athletic activities. Natural light was provided through clerestory windows for the auditorium and through sets of three large windows for each classroom in addition to skylights. The school meets Criterion C in the area of architecture as a surviving example of an early state-assisted education building in Virginia. The building retains a remarkable amount of its original fabric made more unique by the use of locally quarried garnet sandstone for its exterior walls. The school also meets Criterion A for its significance in education reflecting the state's growing commitment to educate all its residents, even those in the mountains of western Virginia. The Monterey High School served residents of the town for thirty-two years when it became the countywide high school.

History

At the turn of the century, Highland County was divided into three districts - Monterey, Blue Grass and Stonewall - each having one member on the school board. Each district maintained its own school system and set the tax levy for its operation. There was a school superintendent to oversee the entire system. By 1910 the county had 41 schools for white children and one school for black children. Tax levies had to be approved by the Board of Supervisors. In 1918 each district had a levy of thirty cents per \$100. In 1921 Monterey asked for an increase of twenty cents, making the levy fifty cents per \$100.¹

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Plans for a Monterey High School (present Highland Center) were prepared by the State Board of Education in Richmond. They were titled, "Standard 8 Room School Building" and consisted of floor and roof plans, elevations, and one sheet of structural framing details. It was ordered that, if \$10,000 could be raised by private subscription and a suitable lot could be obtained, a contract could be let.² The November 25, 1921 issue of *The Highland Recorder* reported that the purpose of every new school was "to make the building and grounds conform in every way to state regulations, ample for present and future needs." The first week \$4,950 was raised.³ Eventually \$12,000 came from private subscriptions, but no suitable lot could be obtained. Against state recommendations, it was decided to build on the old lot.⁴

L. W. Puffenbarger, of Staunton was awarded the contract in June 1922 to construct Monterey High School for \$33,400.00.⁵ Luther Wayne Puffenbarger was a builder who came from a long line of carpenters, and fine cabinetmakers. The contract called for the school to be "turn key" by January the following year. The new building was built behind an existing school building, which was later torn down.

In 1922 there were approximately 1200 students, attending 52 one- and two-room grammar schools and three accredited four-year high schools in the County. In August 1922, Superintendent R. E. Mauzy consolidated the three districts into one school district.⁶ The school remained crowded throughout its use as a high school. When it opened in 1923 it was a four-year high school⁷ for white children with grades 1-7 in the elementary school.

By 1929 Highland County had 27 one-room and two-room white schools and two black schools in addition to three four-year high schools. Each high school had six or more teachers and a principal who also taught some classes. In 1947 the eighth grade was added to the Monterey School,⁸ creating a twelve-year school system. When the Stonewall School burned in the spring of 1948, all of the high school children were transferred to the Monterey School. The senior class from Blue Grass was transferred in 1954 and the Blue Grass junior class joined them the next year. By the 1957-58 school year, all high school students in the county were in Monterey and the name had been changed to Highland High School.⁹

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In 1963 the new Highland High School was built on the opposite side of the town of Monterey and grades eight through twelve were transferred to it. The old school building now became known as the Monterey Elementary School. The Blue Grass Elementary students were moved to Monterey in 1969, and in 1972 the seventh grade from Stonewall was moved to Monterey. Then in 1974 the elementary school population was divided with all kindergarten through third grades at Stonewall (Highland Primary School) and fourth through seventh grades in Monterey, which changed names again to Highland Elementary School. In 1985 the Stonewall school was closed and all children in the county were in school in Monterey. A new elementary school was built adjacent to the new high school and the building was closed when all the students and faculty left in spring 1997.

By November 1997, the Highland County Board of Supervisors identified the building as surplus property. Although several parties had expressed interest in the building, a Highland Center committee formed and made an offer. Following negotiations, supervisors sold the property for "the purchase price of \$42,687.90 to be amortized over a five-year period at four per cent for a total payment scheduled to equal \$50,000." ¹⁰

The committee formed a non-profit corporation and became a legal entity on January 13, 1998, with plans to rehabilitate the building and turn it into a multi-use community facility for the citizens of Highland County. Currently the building houses the offices of the Highland Center, the Highland County Chamber of Commerce and the Highland County Arts Council. Future plans call for completely rehabilitating the building to house additional community activities, performances, conferences and business incubator spaces.

¹ New History ... page 17

² ibid. p 18

³ The Recorder June 26, 1992 page 17

⁴ New History ... page 19

⁵ The Recorder, ob. cit. page 17

⁶ ibid. page 19

⁷ "Geography" page 23

⁸ New History page 17

⁹ The Highlander date cited

¹⁰ The Recorder January 2, 1998

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BIBLIOGRAPHY

Frazier Associates, "The Highland Center Building Evaluation and Feasibility Report," unpublished, Staunton, VA; 2000.

Highland County Historical Society, The New History of Highland County Virginia 1983; Walsworth Publishing Co.; Marceline, MO 1983.

Highland County Sesquicentennial Committee, "One Hundred Fiftieth Anniversary of Highland County"; Monterey, VA; 1997.

The Highlander, an annual of the Highland County school system, published yearly 1954 - 2000.

The Highland Recorder, weekly newspaper, published in Monterey, VA. Vol. 44, no 46; November 25, 1921.

The Highland Recorder, Vol. 44, no 47; December 2, 1921.

The Recorder, Vol. 115, no 25; June 26, 1992.

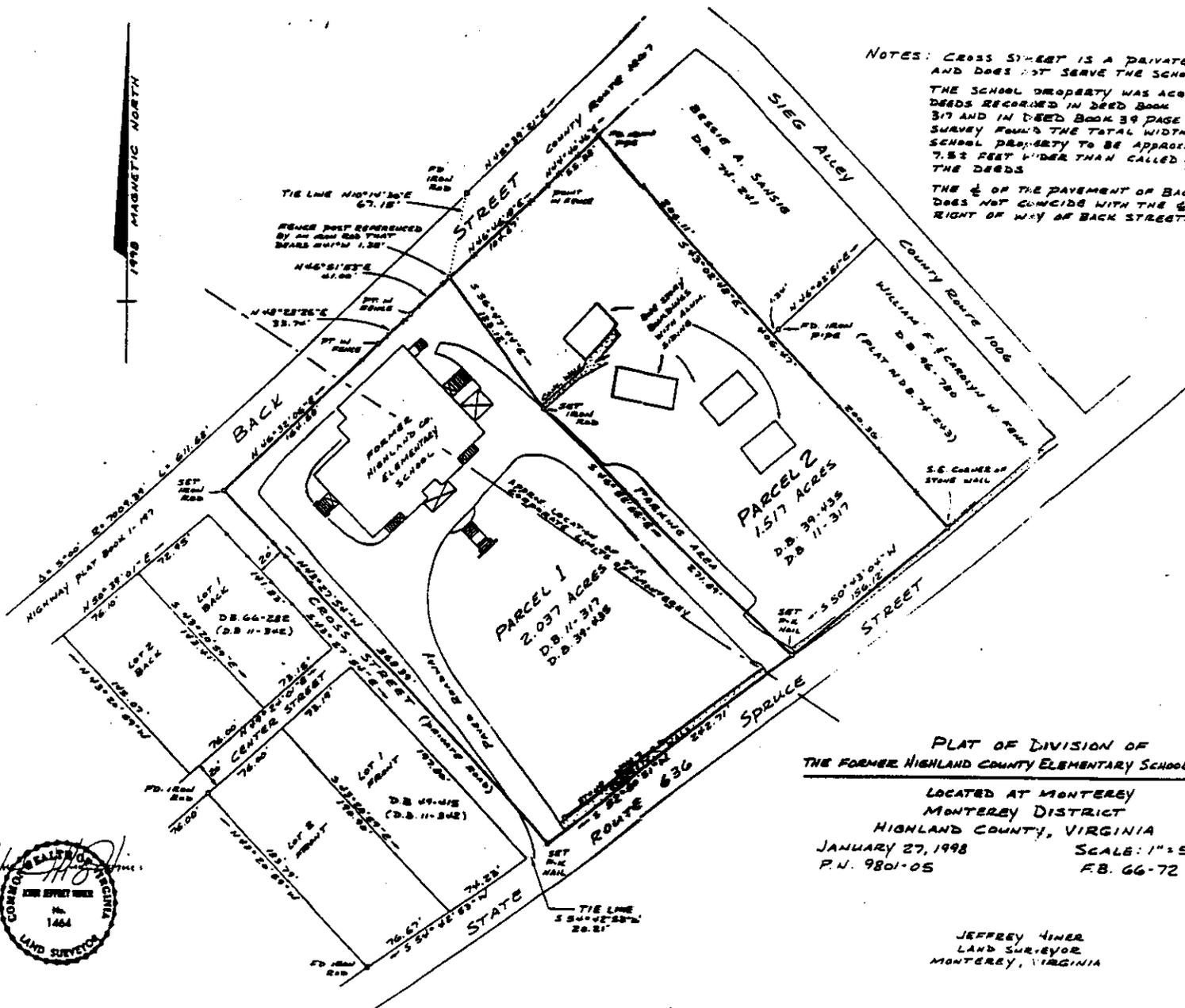
The Recorder, Vol. 121, no 1; January 2, 1998

Smith, Caleb, et. als., "Highland County Geography Supplement" University of Virginia, Charlottesville, VA 1929.

State Board of Education, Richmond, VA; 7 sheets of architectural drawings for Monterey High School titled, "Standard 8-Room School Building" no date; local archives: Highland County School Board, Monterey, VA.

Virginia Department of Education; School Buildings Service Photograph Collection; Library of Virginia, Richmond, VA. This collection contains five photographs of Monterey High School in its final stages of construction (c.1923)

1998 MAGNETIC NORTH

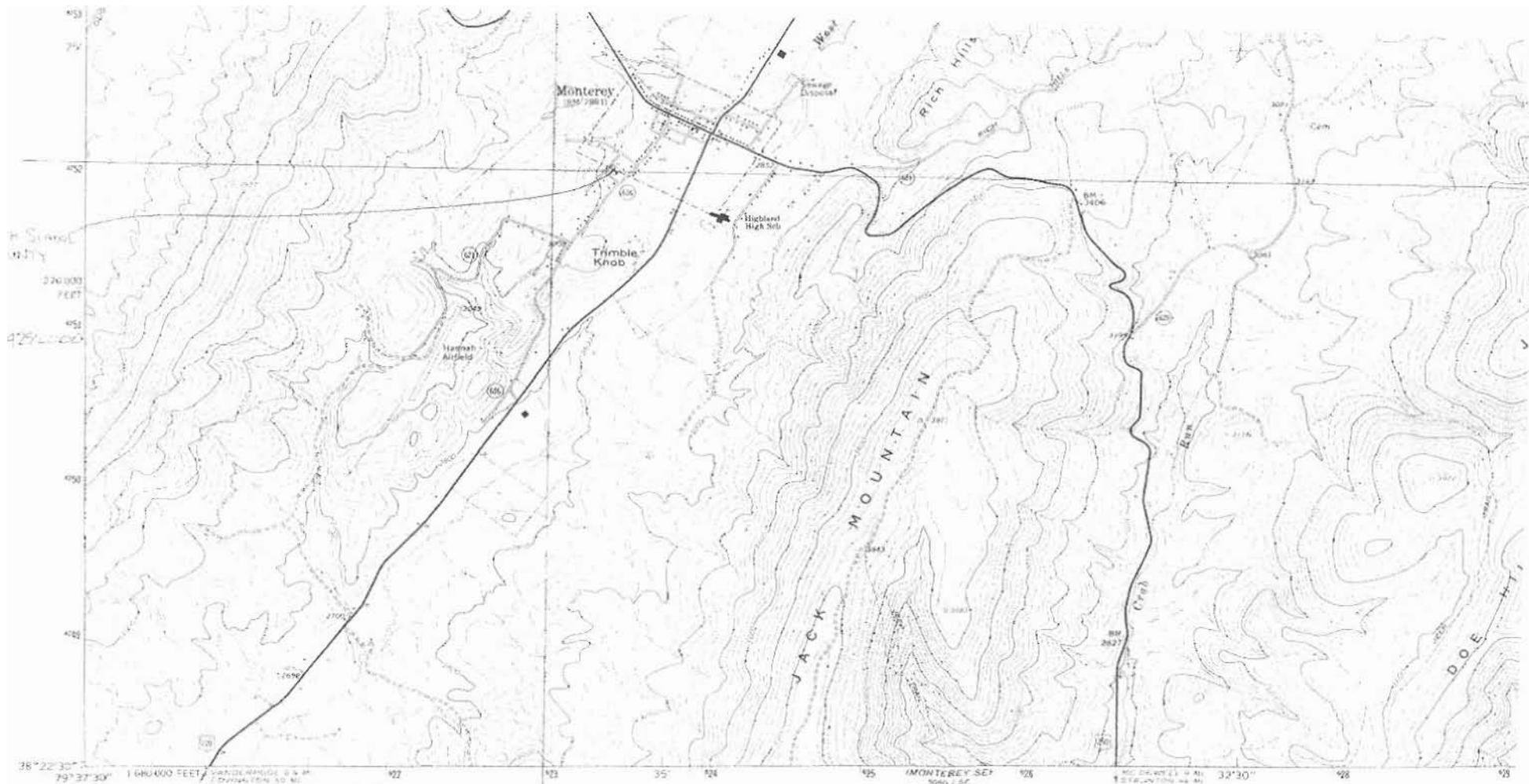


NOTES: CROSS STREET IS A PRIVATE ROAD AND DOES NOT SERVE THE SCHOOL PROPERTY. THE SCHOOL PROPERTY WAS ACQUIRED BY DEEDS RECORDED IN DEED BOOK 11 PAGE 317 AND IN DEED BOOK 39 PAGE 436. THIS SURVEY FOUND THE TOTAL WIDTH OF THE SCHOOL PROPERTY TO BE APPROXIMATELY 7.53 FEET WIDER THAN CALLED FOR IN THE DEEDS. THE CENTER OF THE PAVEMENT OF BACK STREET DOES NOT COINCIDE WITH THE CENTER OF THE RIGHT OF WAY OF BACK STREET.

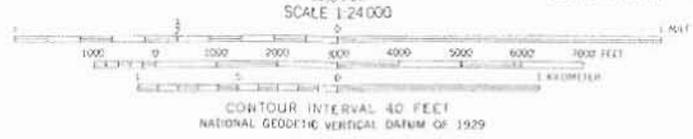
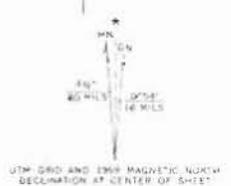
PLAT OF DIVISION OF THE FORMER HIGHLAND COUNTY ELEMENTARY SCHOOL PROPERTY LOCATED AT MONTEREY MONTEREY DISTRICT HIGHLAND COUNTY, VIRGINIA JANUARY 27, 1998 P.N. 9801-05 SCALE: 1"=50' F.B. 66-72

JEFFREY HINER LAND SURVEYOR MONTEREY, VIRGINIA





Maped, edited, and published by the Geological Survey
 Control by USGS and USC&GS
 Topography by photogrammetric methods from aerial photographs taken 1967. Field checked 1969
 Polyconic projection 1927 North American datum, 10,000-foot grid based on Virginia coordinate system, north zone
 1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue
 Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked.
 To place on the predicted North American Datum, 1983, move the projection lines 8 meters south and 20 meters west as shown by dashed corner ticks.



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80226, OR RESTON, VIRGINIA 22092
 AND VIRGINIA DIVISION OF MINERAL RESOURCES, CHARLOTTESVILLE, VIRGINIA 22903
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



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